Development Plan Approval Application Form



Complete this form to apply to Council for approval of a Development Plan in accordance with the requirements of a Development Plan Overlay Schedule in the South Gippsland Planning Scheme. Please read the notes for documentation required with your application.

You are encouraged to seek pre-application advice from Council before submission. Send completed form and documentation to council@southgippsland.vic.gov.au or Private Bag 4, Leongatha VIC 3953.

APPLICANT DETAILS		
Full name of applicant:		
Postal address:		
Contact number:		
Email address:		
ACTING ON BEHALF OF (LANDOWNER / PROPONENT)		
Full name:		
Address:		
Contact number:		
Email address:		
THE SUBJECT LAND Address:		
Title particulars:		
What is the land currently used as?		
Development plan overlav schedule number:		

If the subject land does not apply to the whole DPO schedule area, provide your justification for the area where the Development Plan applies (with reference to any relevant sections of the DPO schedule regarding area and staging):
THE PROPOSAL
What is the proposal intended to allow for (brief description)?
Estimated cost of works: \$
DECLARATION
I declare that all the information I have given is true and correct and acknowledge that development proposals can have off site impacts on community and development infrastructure and will work in good faith with Council to identify off site impacts and how they will be responded to. The proponent / applicant further acknowledges that Council reserves the right to not support an application where Council does not have the funds to develop infrastructure essential to the development of the land.
Applicant's signature:
Date:

DEVELOPMENT PLAN APPLICATION REQUIREMENTS

A request for South Gippsland Shire Council to approve a Development Plan must at least be accompanied by the following information (where relevant and unless otherwise specified within the relevant DPO Schedule). Pre application discussion with Council will assist refining information requirements.

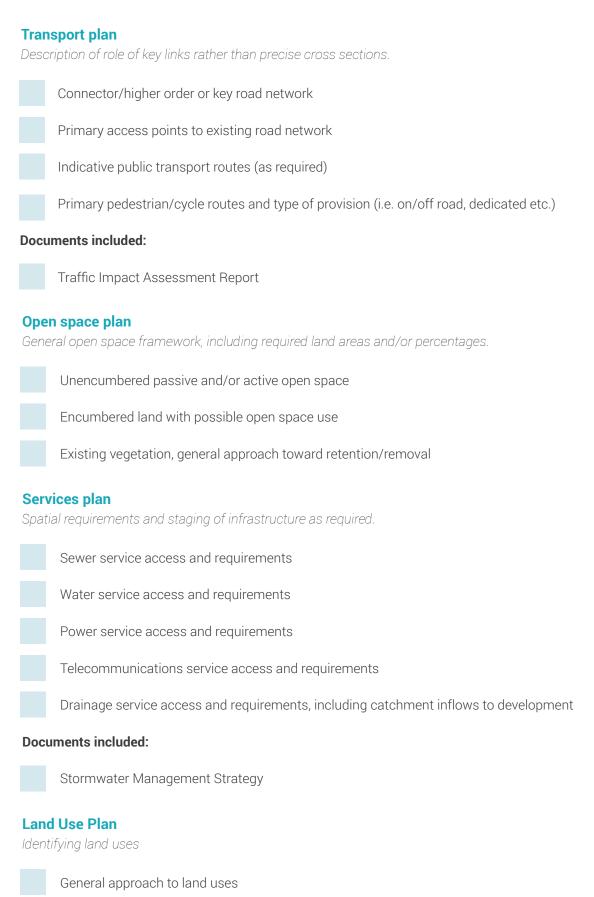
Once the required information is provided, the application will be formally lodged, and an invoice will be issued for payment. For current fees, refer to Planning Fees.

Vision and objectives		
	Specify land to which the Development Plan applies and intended Land Use Outcome.	
	Statement of Council and developer objectives and vision for Development Plan.	
	List relevant strategy directions and influences on Development Plan area and approach to development.	
Site analysis plan Consolidated plan which details important site conditions and with a clear legend.		
	Title boundaries	
	Contours	
	Vegetation	
	Cultural Heritage	
	Existing access	
	Possible access points	
	Fire and natural hazard/s	
	Adjoining/nearby development or land use	
	Drainage lines/waterways and existing or possible outfall points/capacity	
	Service (sewer, water, power etc.) access points and capacity	
Documents included:		
	Archaeological and Cultural Heritage Assessment	

Flora and Fauna Assessment

Habitat Hectare Assessment

DEVELOPMENT PLAN APPLICATION REQUIREMENTS



Performance criteria for density/diversity of lots.

Key design objectives and concept images Intended approach toward urban and landscape design **Documents included:** Clause 56 Assessment Waterway Management Plan **Bushfire Management Plan** (if within BMO or Bushfire Prone Area) Landscape bushfire conditions within 20 kilometres of the site Local bushfire conditions within 1 kilometre of the site Neighbourhood bushfire conditions within 400 metres of sites in the development. As per Clause 13.02-2, consideration and assessment of the bushfire hazard at each scale. **Documents included:** Bushfire Risk Management Report Requirements of the DPO Schedule Any additional requirements specified within the DPO schedule. **Development plan** Amalgamated Plan, land budget and a concise written report. Amalgamation of spatial components of plans above Written documentation of process and approaches to support the plan Response to the requirements of the DPO schedule and Clause 56 where relevant **Documents included:** Development Plan Report Proposed Section 173 Agreement

Urban/ Landscape Design Plan

NEXT STEPS

If an application is not provided with all the required information, the application will be refused.

Council will assess the submitted Development Plan against the requirements of the Planning Scheme and refer it to relevant authorities, such as Department of Transport. You will be provided with feedback on any matters that require clarification or change.

Once the Development Plan addresses all relevant matters, Council may exhibit it publicly for a period of 28 days prior to Council considering it for approval.

Note: Any changes to a Council approved Development Plan will require an amendment to the approved Development Plan and will require a new application and fee payment.

Please return the completed form to:

South Gippsland Shire Council

– Planning Department
9 Smith Street (Private Bag 4)
Leongatha, VIC, 3953

Phone: 5662 9200 **Fax:** 5662 3754

Email: council@southgippsland.vic.gov.au

